

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Waterford, LLC an Alabama limited liability company, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lots 867A, of the Resurvey of Lots 853 through 924, Waterford Townhomes Sector 2, as of record in Map Book 49, page 91, recorded in the Office of the Judge of Probate of Shelby County, Alabama, to which plan reference is hereby made for a more complete legal description.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$25,000.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 38, Page 42 and Plat Book 49, Page 91, in the Office of the Judge of Probate Court of Shelby County, Alabama.
2. Oil, gas and mineral reservations recorded in Book 345, Page 744 and Instrument Number 1995-01640, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Bylaws for Waterford Homeowners Association, Inc. recorded in Instrument Number 20110310000079910, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County recorded in Deed Book 240, Page 36, Grant to the State of Alabama for Railroad recorded in Real Property Book 278, Page 5, Right of Way to Alabama Power Company recorded in Instrument No. 20060630-000314990 and 20051031-000564200 and Easement to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060324-000138380, in the Office of the Judge of Probate of Shelby County, Alabama.
5. All taxes and assessments for the year 2019 and subsequent years.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it

has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 5th day of August, 2019.

Waterford, LLC an Alabama limited liability company

Witness

BY: 

John G. Reamer, Jr., Managing Member

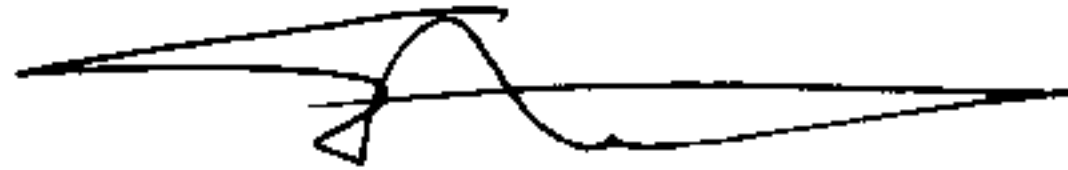
Witness

STATE OF Alabama

COUNTY OF

I, the undersigned notary public, in and for said State and County, hereby certify that John G. Reamer, Jr., Managing Member, of Waterford, LLC an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such managing member on the day the same bears date.

Given under my hand and notarial seal on this the 2ND day of August, 2019.



Notary Public

Printed Name Shane Alexander

my commission exp.

MY COMMISSION EXPIRES MARCH 23, 2021

Mailing Address of grantor:
1100 100 W. Oxmoor Rd.
Birmingham, AL 35209

Mailing Address of grantee:
3000 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-148050 rfk



20190827000314520 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
08/27/2019 10:04:14 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Adams Homes, LLC
Mailing Address 3000 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

Grantor's Name Waterford, LLC
Mailing Address 100 W. Oxmoor Rd.
Birmingham, Alabama 35209

Property Address 241 Waterford Lake Dr., Calera,
Alabama 35040

Date of Sale 08/05/2019
Total Purchase Price \$25,000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

If the conveyance document presented for recordation contains all the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 08/05/2019

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190827000314520 3/3 \$46.00
Shelby Cnty Judge of Probate, AL
08/27/2019 10:04:14 AM FILED/CERT